



City of Carmel

CARMEL PLAN COMMISSION AGENDA

January 17, 2006

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**

G. Reports, Announcements, & Department Concerns

1G. CRC Economic Development Area: Parcel 12

H. Public Hearings:

1H. Docket No. 05120012 DP/ADLS: Arden Townhomes

The applicant seeks approval for a 90-unit townhome development on 12.7 acres. The site is located at 1940 E 136th St. and is zoned PUD/Planned Unit Development. Filed by Jim Shinaver of Nelson & Frankenberger for Buckingham Properties, Inc.

2H. Docket No. 05120018 DP/ADLS: Old Meridian Professional Building

The applicant seeks to create a 2 story, 19,526 sq. ft. medical office building on 2.44 acres. The site is located at 12065 Old Meridian Street and is zoned B6 within the US 31 Overlay. Filed by Kevin Roberts of DeBoy Land Development for Allen Commercial Group.

3H. Docket No. 06010004 Z: Carmel Drive – Range Line Road Overlay Expansion

The applicant seeks to rezone 30 parcels from R1/Residence, B1/Business, B2/Business, B3/Business and I1/Industrial to R1/Residence within the Carmel Drive – Range Line Rd Overlay, B1/Business within the Carmel Drive – Range Line Rd Overlay, B2/Business within the Carmel Drive – Range Line Rd Overlay, B3/Business within the Carmel Drive – Range Line Rd Overlay and I1/Industrial

within the Carmel Drive – Range Line Rd Overlay in order to expand the boundaries of the Carmel Drive – Range Line Rd Overlay Zone.
The area is located along Range Line Road from 136th Street to US 31.
Filed by the City of Carmel.

I. Old Business

1I. Docket No. 05100038: Clarian North Expansion

The applicant seeks to create 1 medical office building, as an addition to the existing Clarian North facility, on 57.950 acres.
The site is located at 11700 North Meridian Street and is zoned PUD (US 31 Overlay District).
Filed by Joseph Scimia of Baker & Daniels for Clarian Health Partners, Inc.

2I. Docket No. 05120002 OA: Patch VI – Ordinance Amendment

The applicant seeks to Amend Chapter 6: Standards of Design and Chapter 9: Plat Certificates, Deed of Dedication of the Carmel Subdivision Control Ordinance.
The applicant seeks to Amend Chapter 3: Definitions; Chapter 5: S-1/Residence District; Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone; Chapter 23F: Carmel Drive - Range Line Road Overlay Zone; Chapter 25: Additional Use Regulations; Chapter 25.07: Sign Ordinance and Appendix A: Schedule of Uses of the Carmel Zoning Ordinance.
Filed by the Carmel Department of Community Services.

J. New Business

1J. Docket No. 05120021 ADLS: Ritz Charles

The applicant seeks to build a glass building adjacent to the existing Ritz Charles building.
The site is located at 12156 North Meridian Street and is zoned B-6.
Filed by E. Davis Coots of Coots, Henke, and Wheeler for Chuck Lazarra.

K. Adjournment